

NEWINGTON TOWN PLAN AND ZONING COMMISSION

November 24, 2008

Regular Meeting

Chairman Cathleen Hall called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m. in Conference Room 3 at the Newington Town Hall, 131 Cedar Street, Newington, Connecticut

I. ROLL CALL

Commissioners Present

Commissioner Fox
Commissioner Ganley
Chairman Hall
Commissioner Kornichuk
Commissioner Pane
Commissioner Pruett
Commissioner Schatz
Commissioner Camerota
Commissioner Casasanta
Commissioner Niro

Commissioners Absent

Staff Present

Ed Meehan, Town Planner

II. PUBLIC HEARINGS

None

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes.)

None

IV. MINUTES

November 12, 2008

Commissioner Pruett moved to accept the minutes of the November 12, 2008 regular meeting. The motion was seconded by Commissioner Fox. The vote was unanimously in favor of the motion, with seven voting YES.

V. COMMUNICATIONS AND REPORTS

None

VI. NEW BUSINESS

None.

VII. OLD BUSINESS

A. PETITION 47-08 – 367 Alumni Road, known as former Torrington Company, Newington Business Park, Kyle Niles, Sign Pro, Inc., 168 Stanley Street, New Britain, CT 06053 applicant, The Hampshire companies, DBA Newington 2007, LLC owner request for Special Exception Section 6.2.5 Directory Signs, I Zone District.

Commissioner Kornichuk moved that PETITION 47-08 – 367 Alumni Road, known as former Torrington Company, Newington Business Park, Kyle Niles, Sign Pro, Inc., 168 Stanley Street, New Britain, CT 06053 applicant, The Hampshire Companies, DBA Newington 2007, LLC owner request for Special Exception Section 6.2.5 Directory Signs, I Zone District be approved based on the design prepared by Sign Pro, Inc., dated 8-3-08, revised for presentation to the Commission at public hearing November 12, 2008 showing two (2) 7'6" high by 4" wide non illuminated multi tenant directory signs.

Each sign will be located on private property at the intersections of Alumni Road and the two service driveways.

It is a condition of this approval that existing ground signage now located at the two side driveways be removed.

The motion was seconded by Commissioner Fox.

Chairman Hall: Discussion? Ed, do you have anything to add to this?

Ed Meehan: No I don't.

Chairman Hall: Any Commissioners have any questions on this? Pretty straight forward.

The vote was unanimously in favor of the motion, with seven voting YES.

Chairman Hall: We have added to our packet this evening two other items. I'd like a motion if we would want to add this to Old Business.

Commissioner Fox moved to add the draft motions to Old Business, seconded by Commissioner Ganley. The vote was unanimously in favor of the motion, with seven voting YES.

Commissioner Fox: Do you want a description of what it is in the motion? I move that we move the bond release for 28 Garfield Street for site development, and bond reduction for 711 Willard Avenue, Kane Street Associates.

Commissioner Ganley: Second.

Commissioner Pane: Discussion?

Chairman Hall: Yes.

Commissioner Pane: This Commission used to get like a little bit more detail before we released these, and then we used to go as a Commission and we used to inspect the sites. Just a comment, that it doesn't appear like we have done that on this one, or the other one, and that used to work out nice, because sometimes things would get missed. Thank you.

Chairman Hall: Ed, do you have extra information about, let's start with Garfield.

Commissioner Ganley: Excuse me, the motion is only for adding to Old Business first.

The motion was made and seconded and the vote was unanimously in favor of adding 28 Garfield Street and 711 Willard Avenue to Old Business.

**28 Garfield Street
OFI Site Development
Bond Release.**

Commissioner Ganley moved that the site development bond of \$32,000 held for improvements for the OFI Company at 28 Garfield Street be released all work having been completed.

The motion was seconded by Commissioner Kornichuk.

Chairman Hall: Ed?

Ed Meehan: OFI is the building right up the street from here, it was the former Northeast Utilities Meter....

Chairman Hall: First National, Marshall's.....

Ed Meehan: It was redeveloped by OFI when they moved to the town center. They benefited from a façade grant for the exterior work. In May, May 14, 2008 the Commission voted to release the bond for that property contingent on the germination of some very thin grass areas out front, the back of the sidewalk, and the planting of some arborvitae along the back adjacent to the town cemetery, both of which were done back in September and so the \$32,000 bond, the motion was to release contingent upon the completion of those two items, and those two items have been done, so that is why it is on the agenda for tonight. I have the bond itemization if anybody would like to see it as established by the Town Engineer.

Chairman Hall: Any questions, comments from the Commissioners? If you want to bring that up, that we do it instead, I mean, feel free to do it, and then we will vote on it.

Commissioner Pane: I've seen OFI, I'm satisfied with OFI, but I was just stating that for, procedure wise, that is what we used to do as a Commission. That is the only reason that I stated it. Thank you.

Chairman Hall: Other questions, comments, concerns?

Commissioner Schatz: Did we go out in a group?

Commissioner Pane: Sometimes we did.

Commissioner Schatz: I was just asking.

Commissioner Pane: Or we went individually sometimes, at everybody's convenience.

Ed Meehan: Over the last four or five years maybe, it hasn't been done.

Chairman Hall: Any other comments, questions, concerns?

The vote was unanimously in favor of the motion, with seven voting YES.

**711 Willard Avenue
Kane Street Associates
Bond Reduction**

Commissioner Schatz moved that the site development bond of \$23,700 for completion of improvements at 711 Willard Avenue, Kane Street Associates, be reduced by \$7,400 for a balance of \$16,300. This balance shall be held until items on the Town Engineer's Bond Inspection estimate, dated 11-18-2008 are completed.

The motion was seconded by Commissioner Pruett.

Ed Meehan: This is a request from the developer, Kane Street Associates is Patrick Snow, who developed that corner. He asked for a full bond release and the engineering staff went out, and I went out accompanying them on the site inspection. We don't feel that enough work has been done to warrant a full release, so as stated in the motion, we are requesting that it be reduced by \$7,400 only, down to the \$16,300. The bond for this site was originally \$45,900, and back in 2006 it was reduced to \$23,700. Quite a bit of the work was done at that time. The items that remain, there's no real large items on the list, there's a lot of small items, but some of it has to do with some of the drainage on the site, some has to do with some missing landscaping, lot pins, merestones, certification of retaining wall, that sort of thing. It adds up quickly.

Commissioner Niro: What building is this?

Chairman Hall: It's on the corner of Willard and Cedar, it's the big white building, they took down the old house and built it, it's apartments.

Commissioner Niro: Okay, that's what I thought but I wasn't sure.

Ed Meehan: The drainage work, the catch basin work, moving some of the lines, were put on hold because of the extensive corner work that ConnDot is still doing there. They pushed the road back about twelve feet, so some of that is going to have to wait until they finish, but it's a project that, it's an important project so that's why we are holding \$16,300.

Chairman Hall: And you feel that \$16,300 is enough to take care of everything that would remain after the work is done around the property?

Ed Meehan: Yes. I think it's sufficient. The Town Engineer tends to be very conservative in their estimate, plus they plug in a five percent contingency.

Chairman Hall: Questions or comments from the Commissioners?

Commissioner Pane: Ed, how much of that work is in the right of way area, or close to the street?

Ed Meehan: On this list? There's an island where there is right turn in and out, there's a little work in that area, and that is a problem area because the property slopes down to that driveway, and when they put the single family house above it, they day lighted the leaders, so water comes out and is freezing and crossing the driveway slope, so it's a hazard. It was suggested at the time that they bring them into the back of a catch basin and they didn't do that, so now they have to remove the curb and part of the slope to do it right.

Commissioner Pane: They'd have to put it into a dry well, too, right?

Ed Meehan: They have a catch basin that they can tie into.

Commissioner Pane: Oh, do they?

Ed Meehan: Yes. Let's see what else is on the list. Landscaping, there is \$300.00 held for street trees, excuse me, \$1800.00 for street trees, \$300 each. Sidewalks, there are some broken sidewalks.....

Commissioner Pane: Excuse me, the street trees, can they not be done because of the DOT work, or they just haven't been done. This project is two years old, more than two years old.

Ed Meehan: Some of these trees are up in the vicinity of the garage in back, they are on the top of the slope that goes to the single family house. They could have been done. Sidewalks and cracked sidewalks, fencing, there was a retaining wall that warrants a fence, because of its height.

Commissioner Pane: The fence on the top of the retaining wall hasn't been put up yet?

Ed Meehan: No, it's in back, near the garage.

Commissioner Pane: That's a safety issue, isn't it?

Ed Meehan: Yes, there is a building code requirement that anything over, I think it's three and a half feet, you have to have a fence on top.

Some reinforced concrete pipe was broken, dumpster fence, a stockade fence around the dumpster pad hasn't been put in, those are the big items. That quickly adds up to.....

Chairman Hall: Yeah, I was going to say, that can eat up \$16,300 pretty fast.

Commissioner Fox: That's pretty close to that just in front of the single family house, that's a.....

Ed Meehan: Well, a lot of the sidewalk is all torn up because of the state work, most of this, like the stockade fence, the safety fence, the street trees, we call them street trees but they are basically, two and a half inch caliper trees on the site, inside, certification of the plans, those are all easily done items that have no relationship to what is going on on the corner, they are well inside the site.

Commissioner Schatz: What we are keeping, is that enough to complete everything or are we going to be behind the eight ball?

Ed Meehan: Yeah, I think we can do pretty good. I don't think we are going to be behind the eight ball.

Chairman Hall: Other questions, concerns?

The vote was unanimously in favor of the motion, with seven voting YES.

VIII. PETITIONS FOR SCHEDULING (TPZ December 10, 2008 and January 14, 2009)

- A. PETITION 48-08 Newington Plan and Zoning Commission applicant, 131 Cedar Street, Newington, CT 06111 Attention: Edmund Meehan, Town Planner, request for Zone Regulation proposed Section 6.13 Accessory Apartments, permitted in R-20 and R-12 Zone Districts by Special Exception. Schedule for Public Hearing December 10, 2008.

Ed Meehan: This, I sent the revised proposed accessory apartment draft out to Commission members, it's dated November 12th, the night of your last meeting. I hope that I reflected what the comments were that night. The ad has to be placed in the newspaper tomorrow to meet the two legal ad requirements. We are still using the New Britain Herald, I don't know if we will be using them after the New Year. They may not be around, and we have to advertise it twice and that was the will of the Commission, to bring it forward to public hearing.

Chairman Hall: And again, the purpose of bringing it to the public is to hear what they have to say, there's nothing set in stone at this time. We're putting it out there, and we will see what happens at that point. Comes back to us, we still discuss, nothing is settled at this point.

Questions?

That's the only thing so far that you have?

Ed Meehan: That's the only thing that I have officially, Bank of America is probably going to come in, I think right after the Thanksgiving holidays with an application for the ATM kiosk at Lowe's. The Commission talked about that a couple of meetings back. There are plans underway for Deming Street, the age-restricted housing, fifty-five and over, I don't think you are probably going to see those until maybe after the New Year. Mr. Hayes, Hayes-Kaufmann is working on revisions to the Cedar Fenn corner, we're meeting with the Department of Transportation December 1st, with the transit people, and as a result of that meeting we hope to have some indication that they agree with the concept of shared driveway going into Hayes' site, National Welding and the busway, controlled by a traffic signal. If we can get some consensus on that, I believe that Mr. Hayes is going to go forward with a new hotel tenant, someone in the, I think it's a Marriott, it's in the Marriott family of hotels, the Value-Suites people have not pursued anything on that site. I believe that he has lost Starbucks and I'm not sure what bank he had lined up, if the bank is still on board with the site.

Commissioner Ganley: Two questions, on Deming, Deming Street, is that Acarpio, was that Acarpio, Inc., are they still the principal owner?

Ed Meehan: No, they sold.

Commissioner Ganley: They sold? Who are we looking at now?

Ed Meehan: It's a LLC, one of the partners is Chris Chiulli, and they other partner, I met him, but I can't recall his name. But they have been working with Pearson, Cassidy and Herbert to revise the plans.

Commissioner Ganley: Revise the plans? They would have to come back then?

Ed Meehan: Yeah, they have to go back through Conservation and TPZ, they will be back before you.

Commissioner Pruett: In that development, Ed, that drainage there, I see them dropping trap rock, and asphalt and everything else. What about, there is a large retention basin there, is that going to adequately take care of that.

Ed Meehan: We believe, myself and the Town Engineer, and the Town Engineer knows better than I do that it, there's a peat bog under there, and a spring or something pumping water up. On the original plan, that was an area for a temporary detention basin, to get all the muck out, so it's a low point, so it will collect water, but even during dry times, late this summer, we noticed water in there. It's something that whoever develops that is going to have to address, because it is right in the area where some houses are going to be, at least one house, so they are going to have to prove to the building department that they have good soil.

Commissioner Pane: Probably some clay soil there holding the water back.

Ed Meehan: It could be clay soil, first water table, but it keeps pumping up.

Chairman Hall: In the same spot. Sometimes it turns green, but most of the time.....anyone else with questions, concerns, now is the time.

IX. PUBLIC PARTICIPATION
(For items not listed on agenda)

Chairman Hall: We did have public, I don't know if I should wait for the public to come back, I don't know whether he was here to actually speak or.....Well, we'll move on to remarks by Commissioners.

X. REMARKS BY COMMISSIONERS

Chairman Hall: Do we want to talk about something in executive session?

Ed Meehan: Yeah, I would like to, with the Commission's permission in executive session when you are finished, talk about Three Angels Church, the status report.

Chairman Hall: We can do that after Staff Report, can't we?

Ed Meehan: Sure.

Chairman Hall: Anyone have anything to say?

Commissioner Pruett: On the accessory apartments, I know that we've dissected it pretty good, and I was out of state last meeting, but I would feel more comfortable if we as a body had a consensus on the proposal for regulation before we open it up to the public meeting on December 10th. That's just my input and my comment.

Chairman Hall: We sort of talked about that the last time, because we again were unsure of when we go to public hearing are we supposed to say, this is what we want to do, and I think after our discussion the last time, correct me if I'm wrong, but I think after the last time, we decided to, let's hear what they have to say and then we will come back and talk again, that's why I said tonight, there is nothing really set in stone at this time. Just because this is all written doesn't mean that this is going to be the final. If after we hear, and after we speak again, we decide to change this, we can do that. So the consensus that we came to the last time, and again, correct me if I'm wrong, but this was the impression that I got, was that we had a detailed discussion and

now let's see what the public has to say, put those together and decide what direction we're going to take.

Commissioner Pane: And if there are substantial changes then it will go back to public hearing again?

Ed Meehan: It might have to. If you made substantial changes.....

Commissioner Pane: Then it would have to go back.

Ed Meehan: You'd have to start over again.

Chairman Hall: There is nothing that says this has to be done in two meetings. So we are going to take as much time as we need to feel comfortable with it, because whatever we decide we're going to be living with.

Commissioner Pane: Just one other thing, I know that I asked for this, and I don't know if any of the other Commissioners were interested in having it done either, but some sort of, something written up to the public that the reasons why, the reasons why you might want it, the reasons you might not want it, you know, a very objective presentation to the public so that you're not just getting all one sided people there, you know, I mean, I'm just throwing it back out on the table. I thought we were going to do some sort of press release, or something or something written that showed the advantages and the disadvantages of this, of having accessory apartments coming back into the zoning.

Commissioner Fox: I don't know if you really, we probably do need something, but I don't know if we really need to say, need a rundown of who's for, who's against, or the pros or cons. I think what we might want to do, Madam Chairman, is maybe do a press release, or on the web site, the reason we are having a public hearing is because of the initial outcry when it was deleted in the first place. As far as I'm concerned, this is my last meeting, as you know, that's the only reason that I agreed to it, because of all the excitement at the senior center and everything, but I don't think we really need the pros and cons.

Commissioner Ganley: I don't think we can do that. I think if we do do a notice, it has to be very clinical, on this date, this is why we are bringing it up. I don't think we then have to go on, if you will, about what is good and what is bad about it.

Chairman Hall: I think they are going to tell us what they think.

Commissioner Ganley: Exactly. It's coming up, period, here's the notice, here's the date, the time, show up, whatever, I would be very careful about editorializing one way or the other. No matter how cleverly one attempts to craft neutral, it somehow doesn't come out neutral. So I would stick with a very clinical notice, it's coming up, show up.

Chairman Hall: And we were going to contact The Herald to see if they would put an article in, has that been done?

Ed Meehan: No. I was going to write a press release because my experience with the newspapers in the last couple of years, is unless you write something and e-mail it or fax it to them, they don't even pick up their stuff in the box downstairs.

Commissioner Pane: There's nothing even on the web site right now that it's on the agenda, or coming up. The Newington web site, except for the TPZ web site, there's nothing, if you go onto

the town website now, there's nothing that says that this is coming up, for either December 10th or January 14th. Not everybody goes into the TPZ website. They go into the town one.

Commissioner Fox: I agree with Dom, but I think that the people that are really interested in whether accessory apartments are put back into the regulations, number one, do get on the web site to see what is going on, and they also watch NCTV. So, maybe something like that. I would think Ed, a press release might be good also. I would think once they see that on the agenda, on the website, on the agenda, we would probably get a call, one of us, the one sitting up there, would get a call from The Herald or The Courant, trying to find out a little bit more about it.

Chairman Hall: Maybe. See, we're kind of hamstrung too, because the Herald unless somebody buys it will be gone on the 12th of January believe it or not, and the Courant doesn't really have a specific Newington reporter any more. It's terrible.

Commissioner Casasanta: I would just like to kind of piggyback on what Mike was saying, and in addition to putting it in the Herald, could we put something on Channel 14? A press release on Channel 14 as well as a press release in the Herald.

Commissioner Pane: They scroll.

Chairman Hall: Right, they scroll about what the meetings are, and then we could put what the agenda is, accessory apartment. You'll be able to do that?

Ed Meehan: I'll do that.

Chairman Hall: Anybody else?

Commissioner Schatz: Let me ask you a question. Channel 61, those are our customers who show up every week down at our company. If you wanted a little item put on there, they'd be glad to do it. On 61, the news segment.

Chairman Hall: Yeah, Fox 61, the local Fox affiliate.

Commissioner Schatz: They would just say like there is going to be a public hearing on the accessory apartments, yada, yada, yada.....you know, on a certain date.

Chairman Hall: Do they do it on a scroll, or do they actually say it?

Commissioner Schatz: They would say it. That's, the gentleman who is on there, that is Kookie Burns son.

Chairman Hall: Yeah, he's the morning guy, he's got the morning show.

Ed Meehan: I'll get something ready and you can send them to me, or if you see them, we can follow it up with a story.

Chairman Hall: Anything else?

Is that it for remarks by Commissioners? Michael, would you like to say something?

Commissioner Fox: I just want to thank you, and the past Chairmen, the members of the Commission, full and alternate, and no offense to anybody else, but especially Ed. When I talk to people, people talk to me about the TPZ, they want to know more about it, I can never say enough about our Town Planner. He has, at least in the six years or so that I have been on the

Commission, he has given us some of the most accurate and best guidance that I could ask for, I know that your predecessors always said the same thing. I'm going to miss this.....

Chairman Hall: Well, you can come back.....

Commissioner Fox: Oh, I will be there quite often, and I will be there on December 10th to voice my opinion on that, but I just wanted to let everybody know that I really appreciated the camaraderie that we have here, the arguments, should I say discussions that we have had here, and this last six years has really, helped me mature, really get into what the town is about, and I'll never get out from what the town is about, so, thank you all.

Chairman Hall: Thank you Michael for your service, and although I've only been here officially for one year, as you know I spent many years in the audience and certainly observed many, many nights with you around the table and you always came prepared, you always came ready to speak and you did speak, and of course, that is very important, this Commission in particular. We need to get our opinions out there. We need to flesh out whatever it is that we are working on, and the only way we can do that is by discussion, and you were never afraid to do that.

Commissioner Fox: Nope, not from day one, and day one was Target I think, midnight.

Chairman Hall: We do thank you for your faithful service. You were here....

Commissioner Fox: I think I only missed one meeting, and one other because I was on vacation. I want to wish Michael a lot of good luck, I'm sure you will carry on tradition.....

Commissioner Casasanta: I will do my best.

Commissioner Ganley: Because if you don't he will come back and haunt you.

Commissioner Fox: I have a habit of doing that, and Ed, can you keep me on the mailing list. I'd appreciate it.

XI. STAFF REPORT

A. 1995-2005 PODC Review of Policies, Strategies and Actions Completed.

Ed Meehan: There was a packet that was sent out. Last time we talked about the RFP has been sent, we've gotten some good responses already, several firms calling, asking for more information. The return date for that is going to be December 4th, so I hope there is a good selection there, and the pricing is such that we're going to get a quality product at the right price. My recommendation would be not to spend all that grant money, I'd like to try to keep it under half of the grant money, we have a \$20,000.00 grant. I may be optimistic, but I think that is what the work warrants, not more than \$10,000 certainly. Then given the town's lean times, and our budgeting, I know that any time that we can use grant money to print, publish the document, rather than spending local money would be the way I would recommend that you would go, so I hope with a lot of in-house work and with this grant money, put this plan out. What is in the packet is a couple more plan components, I've added the open space and community facility components. What I am trying to do is establish a baseline of what was some of the strategies, what the strategies were, recommended during the last decade and what accomplishments have been made, or not made, to try to fulfill and implement the strategies. I think the goals going back to the '95-2005 Plan, as generic goals, I think they may even still have some utility going forward. The policies certainly need to be looked at, and that is where this Commission comes in, giving guidance and making those policy directions. The strategies, there

are some that we could take off the list as having been completed, like in the open space component the Eddy Farm, the Young Farm, the open space down on Main Street and Willard that was acquired from ConnDot, the greenways work that was done, those are things that we can take off the list. The idea of a land bank, land trust, was never fulfilled. It may not be the right thing for a town like Newington, so those are the type of items that the Commission could look at and say, that's not something that we want to pursue any more. Community facilities, there is always going to be the need in this town, I think for the Main Street waste dump, that is coming to closure, but you're looking at the next ten years, and maybe something with this Commission, through your public workshops could have input on a recycling area of that, or reuse for recreation fields or open space, or something like that.

The big thrust I think in this whole exercise so far is that we are out of land. It's not exactly news, but what I have developed is, through the vacant land report and the existing land use study, we can with our GIS track every project that has been built since 1995. We can tell you where it was, what it replaced, how much acreage it used, and we have a really good inventory, almost like a private sector company would do of their capital assets. I believe the thrust, going forward is going to be to redevelop and recycle key parcels, underutilized parcels. We're not under pressure for population growth. I don't think there is going to be a lot of pressure to increase the density on certain pieces of property in town, by density I mean more housing units on more land coverage, but there may be pressure to increase density in the sense of having a better economic return. I bring that up because it is on my mind right now, I've been talking with Fuss and O'Neil, our environmental consultants trying to get a RFP out for National Welding, and we are probably going to hold that for a while until at least after the first of the year now, but you look at a piece of property like that and maybe two and a half, three million dollars to clean up, and if they can only use it for thirty or forty housing units, or forty, fifty square feet of commercial development, you're never going to get anyone to take that piece, because the return on investment is not there. So in that respect, I'm thinking certain areas in town where the comfort level is there for the Commission, where you feel that it is not going to intrude on the nearby residential neighborhood, that has good access to highways, it's got all the infrastructure that you feel is appropriate, I think it might be appropriate, going forward to look at some key areas, where by design review control, you offer a carrot for addition density in return for economic development. That is definitely a policy decision. That is a pro-growth decision versus a non-growth decision. Given the fact that we don't have a lot of land to grow our grand list, it may be a very pragmatic thing to look at. Transit oriented development at Newington Junction, at Cedar and Fenn, there is also the Springfield/New Haven/Hartford rail line that is being studied now, again, this is long range planning stuff, but that has very good potential for Newington because of the accessibility we have both from the busway and the rail line. They both go through Newington, they meet at Newington Junction, the old Cashway, all that land up around Francis Avenue, Cashway, Day Street, could have some development potential.

On the open space side I think the Park and Rec Commission, when they did their master plan feel comfortable with the active recreation areas, there is still the goal of having some active recreation over on the east side of the Berlin Turnpike. The only two pieces left are at the corner of Griswoldville and Deming, what is left of the Peckham farm, and maybe the Haltner piece, further down on Culver, but that is a tough piece, it's not very flat, and up behind ConnDot which is a real piece of rocky land, so there is not much land over there.

Commissioner Pane: There's the old dump.

Ed Meehan: The old dump, off of Kitts Lane, possibly, it's kind of long and narrow, but it was a vegetation waste dump, it may have some re-use, and talking to some people when we did a work shop with the Conservation Commission there's pieces that they feel shouldn't be touched at all, should just be left in their natural condition and there are some key pieces along some of our water courses that should just be left alone. So I think when we get into this plan, right after the holidays, there are some things that we can bring to workshops and with the input of an

outside consultant doing like the thesis work, the white papers on population, economic development, housing ideas, we can move this along to where we have some concepts for future land use to bring to the public in early spring. This is really an opportune time to do this, so there might be ways to use our web page, there might be opportunities to put a questionnaire on the web page, a short questionnaire, just been thinking about how to get more people engaged. Last time we did this we had a fairly good engagement, mostly just from the in house boards and commissions, the general public didn't really come out. I don't know if it wasn't controversial enough or what, but they didn't come out, and a couple of the consultants have said, don't you want to do a full plan, and go back and analyze all this stuff and I said, you know, we're beyond that. We're a mature inner ring suburban town, we don't need to spend eighty or ninety thousand dollars in analyzing some of the obvious situations, so I think this is more of a policy strategy plan, similar to what was done ten years ago, and the direction from this Commission, it has to go back through Town Council, so the chief elected officials have input into this, which is good in some respects because that maybe could bring in their decision making authority to put some money behind capital improvement items, which is critical to this plan.

Chairman Hall: A lot of work ahead of us, but very fruitful work once it is done.
That it for the staff report, nothing else for us tonight?

Ed Meehan: Only that I suggest that you go into executive session because of the Three Angels litigation, I would like to bring you up to date on that and what special legal counsel has told me, your special legal counsel, and the resolution that we are facing here on this court case.

Commissioner Ganley moved at 7:40 p.m. to go into executive session, seconded by Commissioner Pruett.

XII. ADJOURNMENT

The Commission emerged from Executive Session at 7:56 and Commissioner Ganley moved to adjourn the meeting. The motion was seconded by Commissioner Kornichuk and the meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Norine Addis,
Recording Secretary